

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JUNE 13, 2011**

START TIME: 7:00 p.m.

END TIME: 8:45 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Mike Cornfield
Jim Dries
Tracy Gleim
Rod Groff
Steve Zeigler

STAFF PRESENT:

Eileen Gault, Township Manager

MEMBERS & STAFF ABSENT:

Bud Grove, Township Engineer
Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer

AGENDA:

- APPROVE PAST MINUTES OF MAY 23, 2011
- 1. PUBLIC COMMENT
- 2. TPF 10-6 PROPOSED STORMWATER MANAGEMENT ORDINANCE
PROPOSED LAND DEVELOPMENT ORDINANCE AMENDMENT
(BOS Public Hearing scheduled for August 3, 2011)
- 3. TPF 11-4(1) TEX VISIONS
AT PINE HILL INDUSTRIAL PARK LOT 6A
PRELIMINARY LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 07-06-2011)
- 4. TPF 11-4(2) TEX VISIONS
AT PINE HILL INDUSTRIAL PARK LOT 6A
FINAL LAND DEVELOPMENT PLAN
(Last BOS prior to end of 90 day plan review period 08-03-2011)
- 5. TPF 11-6 PROPOSED ZONING ORDINANCE AMENDMENT
ARTICLE X-CH DISTRICTS AND ARTICLE XIV-SECTION 14.47
(BOS Public Hearing scheduled for 08-03-2011)
- 6. ZHB 2011-4 CHRIS KEARNS / ALL LAND SERVICES
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW EXPANSION
OF NON-CONFORMING SALVAGE YARD USE
(Zoning Hearing scheduled for July 13, 2011)
- 7. OTHER BUSINESS

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MEETING MINUTES

Larry Claycomb called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES OF MAY 23, 2011.

Mike Buchanan made a motion to approve the minutes of the May 23, 2011 meeting as amended. The motion was seconded by Steve Zeigler and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**ZHB 2011-4 CHRIS KERNS / ALL LAND SERVICES
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW EXPANSION OF
NON-CONFORMING SALVAGE YARD USE
(Zoning Hearing scheduled for July 13, 2011)**

Attorney Wayne Shade, Chris Kerns of All Land Services, Fred and Ellen Schmidt of Carlisle Auto and Truck Salvage were in attendance to represent the plan. Wayne Shade and Chris Kerns gave a summary of the application for Special Exception.

Larry Claycomb mentioned the ownership and right-of-way width of Gasoline Alley must be defined on future land development plans. Fred Schmidt said the used double wide home along Gasoline Alley has been vacant for several years and will be removed if the development proposal is approved, and the junk yard fence will be relocated to incorporate this area. Other questions regarding the plan were asked and answered.

**TPF 11-6 PROPOSED ZONING ORDINANCE AMENDMENT
ARTICLE X-CH DISTRICTS AND ARTICLE XIV-SECTION 14.47
(BOS Public Hearing scheduled for 08-03-2011)**

Jim Snyder from Snyder, Secary & Associates, LLC, was in attendance to explain the request. Jim Snyder explained that the equitable owner of a property just east of the Rutters convenience store along Harrisburg Pike has submitted a proposed amendment to the Zoning Ordinance to address provisions that appear to be restrictive and confusing for hotel development. Jim Snyder mentioned the proposed amendment will increase maximum allowable impervious area in the CH District from the existing 50% to 60%. Jim Snyder stated the proposal is to develop a three story hotel with 83 rooms and about 260 feet in length on the 2.6 acre property.

Larry Claycomb expressed concern that the proposed amendment to the Zoning Ordinance is being presented to the Planning Commission in a final version, and the Planning Commission would like to be more involved in helping to draft such proposals. Larry Claycomb said he will draft a letter to the Board of Supervisors to express his concerns about the manner in which the

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proposed amendment has been presented.

**TPF 10-6 PROPOSED STORMWATER MANAGEMENT ORDINANCE
PROPOSED LAND DEVELOPMENT ORDINANCE AMENDMENT
(BOS Public Hearing scheduled for August 3, 2011)**

Jim Dries reviewed this and suggested two minor editing changes as follows:

1. Minor revision to definition of Maintenance in Article II, Section 202 on page 12, so it reads as follows:

Maintenance - Actions taken to restore or preserve the as-built functional design of any stormwater management facility, including items as detailed in a Stormwater Best Management Practices Operation and Maintenance Agreement.

2. Minor formatting revision to item 10. In Article III, Section 303 H. on page 35, so it aligns on the left margin with other numbered items in the section.

**TPF 11-4(1) TEX VISIONS
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**TPF 11-4(2) TEX VISIONS
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FINAL LAND DEVELOPMENT PLAN
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No one was present to represent the Tex Visions plans. Larry Claycomb reported he recently spoke to Bud Grove about the plans and Bud is working to resolve outstanding plan review comments so that hopefully a recommendation can be made at the next meeting.

OTHER BUSINESS:

There was no other business to discuss.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:45 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission